

Thank you for doing business with the City of Fremont. Our goal is to assure your understanding of our processes and requirements so that you have a successful development experience. This fact sheet is designed to provide you with an overview of the development impact fee program and includes a listing of the impact fees for your information. City staff is available to answer your questions and to assist you. Please ask.

What types of projects trigger impact fees?

- New residential construction.
- New non-residential construction, including increases in existing floor area.
- Any tenant improvement project that changes the land use category of the existing building.

Please note, for impact fees, the land use category is not the same as the zoning of the property.

Why are there impact fees?

New development increases the demand for health and safety services provided by the City, affects the quality of the community's infrastructure, and increases the need for public facilities (e.g., roadways, libraries, and parks). Impact fees help pay for the cumulative impact of new development through public infrastructure improvements, thereby also contributing to the community's quality of life and economic development vitality. Depending on the type of land use, your project may be subject to one or more of the following fees.

- *PARK FACILITIES* (park development)
- *PARK DEDICATION IN-LIEU* (parkland and visitor)
- *CAPITAL FACILITIES* (e.g., police building, City offices, library)
- *TRAFFIC* (interchanges, street improvements, and traffic signals)
- *FIRE FACILITIES* (fire stations)

Fremont uses a range of funding sources to pay for public improvements. Impact fees are only one source of funding and represent the share of the cost of the improvements generated by new development. Impact fees are not used to correct deficiencies in existing infrastructure. Documents detailing Fremont's standards and the improvements funded by the impact fee program are available for review. Please ask if you would like this information.

How are fees determined?

To calculate fees, staff will:

1. Determine the land use category of your project based upon the information you provide and review of your plans,
2. Determine which fee categories apply to your project,
3. Multiply the fee rate for each applicable fee by the square footage of the project for industrial and commercial projects, and by the number of units for residential projects, and
4. Determine if there are any credits that would lower the fee total.

Land use categories for impact fees, the applicability of each type of fee, and the types of credits possible are all defined in the ordinances that established the fee program, which are available for your review.

When will I know how much I have to pay? When are fees due?

Staff can provide you with estimates of your fees at any time during the review process. The closer the project is to final approval, the more accurately fees can be calculated. Final impact fees are calculated, and payment is due, at the time of building permit issuance.

Is there any way to delay payment of impact fees?

Yes. The *Impact Fee Deferral Program* allows owners to defer the payment of impact fees until final inspection, certificate of occupancy, or for a period of not more than 18 months from the date of building permit issuance, whichever comes first, provided an Impact Fee Deferral Agreement has been executed with the City and recorded on title of the property. The impact fee amount to be paid shall be the amount in effect at the time of building permit issuance and shall be identified within the Agreement. More information about the *Impact Fee Deferral Program* is available on the City's website at:

<http://www.fremont.gov/DocumentCenter/Home/View/6302>

Can I apply for a waiver or an adjustment to my fees?

Yes. If you believe that your project has unique attributes that warrant a fee waiver or adjustment, you can apply. You should discuss your ideas and concerns with staff early in the development review process and be as specific as possible about the basis for your request. Your first discussion should be with the Development Services Center counter staff, but discussions with the Community Development Director are also encouraged. If you then want to apply for a waiver or an adjustment, the ordinance defines the procedure you must follow. Staff can direct you the ordinance on the City's website.

Can the decision be appealed?

Yes. The decision of the Community Development Director regarding an impact fee can be appealed to a hearing officer. The ordinance defines the procedure that you must follow. Staff can direct you to the ordinance on the City's website.



DEVELOPMENT IMPACT FEES

& Fee Discounts effective through December 31, 2014

FEE AND LAND USE CATEGORIES		2008 Fee Citywide		75% Fee City Center/ LEED Platinum ^g	50% Fee Downtown
PARK FACILITIES					
1	Single Family Low Density ^a	\$11,578	Per Unit	\$8,683.50	\$5,789.00
2	Single Family Medium Density ^b	\$9,431	Per Unit	\$7,073.25	\$4,715.00
3	Multifamily.....	\$8,488	Per Unit	\$6,366.00	\$4,244.00
4	Mobile Home or Trailer.....	\$7,390	Per Unit	\$5,542.50	\$3,695.00
5	Secondary Unit ^c	\$3,196	Per Unit	\$2,397.00	\$1,598.00
PARK DEDICATION IN-LIEU					
1	Single Family Low Density.....	\$17,515	Per Unit	\$13,136.25	\$8,757.00
2	Single Family Medium Density.....	\$14,267	Per Unit	\$10,700.25	\$7,133.50
3	Multifamily.....	\$12,841	Per Unit	\$9,630.75	\$6,420.50
4	Mobile Home or Trailer.....	\$11,180	Per Unit	\$8,385.00	\$5,590.00
5	Secondary Unit.....	\$4,836	Per Unit	\$3,627.00	\$2,418.00
CAPITAL FACILITIES					
1	Single Family Low Density.....	\$3,336	Per Unit	\$2,502.00	\$1,668.00
2	Single Family Medium Density.....	\$2,717	Per Unit	\$2,037.75	\$1,358.50
3	Multifamily.....	\$2,446	Per Unit	\$1,834.50	\$1,223.00
4	Mobile Home or Trailer.....	\$2,129	Per Unit	\$1,596.75	\$1,064.50
5	Secondary Unit.....	\$921	Per Unit	\$690.75	\$460.50
6	Office.....	\$1,477	Per TSF	\$1,107.75	\$738.50
7	Retail.....	\$923	Per TSF	\$692.25	\$461.50
8	Warehouse.....	\$369	Per TSF	\$276.75	\$184.50
9	Light Industrial.....	\$739	Per TSF	\$554.25	\$369.50
10	Manufacturing.....	\$616	Per TSF	\$462.00	\$308.00
11	Research & Development.....	\$1,055	Per TSF	\$791.25	\$527.50
12	Convalescent Home.....	\$879	Per Bed	\$659.25	\$439.50
13	Public/Institutional.....	\$739	Per TSF	\$554.25	\$369.50
14	Hospital.....	\$1,231	Per TSF	\$923.25	\$615.50
15	Hotel/Motel.....	\$739	Per TSF	\$554.25	\$369.50
TRAFFIC ^{d, e}					
1	Single Family.....	\$3,879	Per Unit	\$2,909.25	\$1,939.50
2	Multifamily.....	\$3,009	Per Unit	\$2,256.75	\$1,504.50
3	Mobile Home or Trailer.....	\$2,175	Per Unit	\$1,631.25	\$1,087.50
4	Secondary Unit.....	\$941	Per Unit	\$705.75	\$470.50
5	Office.....	\$10,766	Per TSF	\$8,074.50	\$5,383.00
6	Government Office.....	Exempt		Exempt	Exempt
7	Retail <100 TSF ^f	\$8,700	Per TSF	\$6,525.00	\$4,350.00
8	Fast Food/Convenience Markets/Gas Stations ^f	\$15,189	Per TSF	\$11,391.75	\$7,594.50
9	Retail >100 TSF ^f	\$8,700	Per TSF	\$6,525.00	\$4,350.00
10	Warehouse.....	\$2,211	Per TSF	\$1,658.25	\$1,105.50
11	Light Industrial.....	\$3,552	Per TSF	\$2,664.00	\$1,776.00
12	Research & Development.....	\$3,915	Per TSF	\$2,936.25	\$1,957.50
13	Business Park.....	\$4,676	Per TSF	\$3,507.00	\$2,338.00
14	Manufacturing.....	\$2,719	Per TSF	\$2,039.25	\$1,359.50
15	Auto Mall.....	\$8,881	Per TSF	\$6,660.75	\$4,440.50
16	Hotel/Motel.....	\$2,682	Per Room	\$2,011.50	\$1,341.00
17	Private School (K-12).....	\$6,380	Per TSF	\$4,785.00	\$3,190.00
18	Schools (Public & Non-Profit).....	Exempt		Exempt	Exempt
19	Vocation/Trade School.....	\$9,570	Per TSF	\$7,177.50	\$4,785.00
20	Hospital.....	\$5,836	Per TSF	\$4,377.00	\$2,918.00
21	Convalescent Home/Nursing Home.....	\$2,610	Per TSF	\$1,957.50	\$1,305.00
22	Congregate Care Facility.....	\$725	Per Unit	\$543.75	\$362.50
23	Religious Facility.....	\$2,392	Per TSF	\$1,794.00	\$1,196.00
24	Indoor Recreation Facility.....	\$6,307	Per TSF	\$4,730.25	\$3,153.50
FIRE					
1	Single Family Low Density.....	\$386	Per Unit	\$289.50	\$193.00
2	Single Family Medium Density.....	\$314	Per Unit	\$235.50	\$157.00
3	Multifamily.....	\$283	Per Unit	\$212.25	\$141.50
4	Mobile Home or Trailer.....	\$246	Per Unit	\$184.50	\$123.00
5	Secondary Unit.....	\$106	Per Unit	\$79.50	\$53.00
6	Office.....	\$234	Per TSF	\$175.50	\$117.00
7	Retail.....	\$146	Per TSF	\$109.50	\$73.00
8	Warehouse.....	\$59	Per TSF	\$44.25	\$29.50
9	Light Industrial.....	\$117	Per TSF	\$87.75	\$58.50
10	Manufacturing.....	\$98	Per TSF	\$73.50	\$49.00
11	Research & Development.....	\$167	Per TSF	\$125.25	\$83.50
12	Convalescent Home.....	\$257	Per Bed	\$192.75	\$128.50
13	Public/Institutional.....	\$117	Per TSF	\$87.75	\$58.50
14	Hospital.....	\$195	Per TSF	\$146.25	\$97.50
15	Hotel/Motel.....	\$117	Per TSF	\$87.75	\$58.50

TSF = Thousand Square Feet

a. Includes single family detached units less than 10 dwelling units per acre.

b. Includes single family detached units and multifamily units not exceeding 18 dwelling units per acre.

c. Fees for secondary units are charged at a rate less than the amount justified by the rate study. The amount charged will not cause any other development projects to pay an amount in excess of the amount justified by the rate study as the shortfall will be made up by the general fund work contributions to individual infrastructure projects.

d. Each development project for which Bridge Benefit District fees or assessments have been previously paid shall receive a fee credit equal to the amount paid to the City.

e. Publicly owned parks, such as City, Regional, and State parks, are exempt from Traffic fees.

f. A one-time exemption applies to retail additions up to 10% of existing floor area, but limited to 750 square feet.

g. LEED Platinum Project – Commercial and Industrial project outside the City Center and Downtown Districts (15% reduction for LEED plus 10% reduction per footnote g); total 25% reduction.